

# ***Board of County Commissioners***



## **Development Review**

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## ***April 15, 2002 DRC Meeting***

Meeting convened at 2:00 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Bob Carver-Building Official, Keith Hunter-Environmental Health, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Tommy Hurst-Assistant Director of Public Works and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the minutes of March 25, 2002. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms moved to approve the minutes of April 1, 2002. Mrs. Howard seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business**

#### ***Magnolia Terrace***

#### ***Major Development***

#### ***Conceptual Site Plan Review***

Diana Couillard, property owner, was present and proposing to construct an apartment complex consisting of 160 residential units. Mrs. Couillard discussed a tax credit loan and financing for the project. Mrs. Couillard and Mrs. Rogers discussed the zoning certification form regarding the proposal. Mrs. Rogers stated she would sign the form after the request went through the formal approval process. Mr. Helms stated the conceptual plan could be approved contingent upon certain conditions being met on the preliminary plan, such as sidewalks and additional dumpsters. Although the plan showed a commercial area, Mrs. Couillard stated there would not be a commercial area located in the project. Current zonings were discussed. The Committee discussed the "tot lots" shown on the plan. Impact fees were discussed. Mr. Mountain informed the Committee that B & G Partners was a client of Coastal Engineering. Mr. Mountain discussed the engineer's comments and informed Mrs. Couillard of the corrections that needed to be made. Mrs. Couillard stated the project would utilize the City of Wildwood's water and sewer system. The legal description to the project was discussed: Attorney Neal stated

the easement from C-466A was not included in the legal description and inquired about Elco. Mrs. Couillard explained the property had been divided in three separate parcels for possible small developments. Mrs. Rogers stated the BOCC had not received the required information on the project in a sufficient amount of time to be included in their agendas. Mr. Helms stated the request was scheduled to go to the BOCC the following night. Mrs. Rogers suggested making the requested corrections on the plans and submitting them to the BOCC for the following week's meeting.

Mrs. Keenum moved to approve the request for conceptual site plan approval with the following corrections: change the name "preliminary" to "conceptual" on the plan, remove the area designated as commercial, include legal description on plan, define the car care center shown on plan, explain who Elco is and show easement access on legal description. Mr. Carver seconded the motion and the motion carried.

Mr. Helms reminded Mrs. Couillard sidewalks and additional dumpsters need to be shown for preliminary approval.

### **Public Forum-**

#### ***Juan Leiva Oxford Commercial District Renovation***

Attorney Neal informed the Committee that she had assisted Mr. Leiva in various real estate closings. The Committee declared they felt there was no conflict of interest on this particular request. Mr. Leiva was present to discuss his project with the Committee. He is proposing to rebuild porches that were on the structures when they were originally built, but which have since been removed. The porches would encroach to the property line. He also proposes to add a bricked parking area and street lamps on the right-of-way. Variances to the Code requirements for setbacks and permission to develop in a right-of-way are required for this project. Mr. Hurst stated he had concerns regarding impervious areas, parking and water retention and requested more detailed information from Mr. Leiva. Mrs. Rogers advised Mr. Leiva to contact Mr. Hurst with the additional requested information.

Mr. Helms stated the next meeting would be on April 22, 2002 and the agenda packets were there for the members.

Mr. Helms moved to adjourn. Mrs. Howard seconded the motion and the motion carried.

Meeting adjourned at 3:00 PM.